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REAL ESTATE ECONOMISTS, APPRAISERS AND COUNSELORS

SCHOOL TAXES

PRACTICALLY everybody is interested in real estate taxes. Furthermore, this interest tends to deepen as the tax rates move higher. As all of us know, the trend of real estate taxes has been moving steadily upward for the past several years. Our most recent study of the tax situation in 92 major cities shows that the average real estate tax load is almost $183 per family. This is an all-time high and is 66% above the low point reached in 1944. That these taxes will go even higher is almost a certainty.

However, we wonder if there is not something that the owners of real estate can do to ease the future load their property will bear. A very important part of any city's expenditures is for the support and maintenance of public schools. Because of the postwar baby boom, many new schools must be built and old ones rehabilitated and enlarged. There is no alternative to providing these facilities except to drastically scale down the education our youngsters will receive.

On the other hand, estimates of necessary school construction expenditures are pushing past the $10 billion mark, and local groups of property owners should acquaint themselves with the school construction and rehabilitation programs for their area. They should do this, however, with the hope of offering constructive suggestions for avoiding extravagance rather than merely trying to undercut the entire program. Nearly all communities are in need of additional schools. This is particularly true in the case of elementary schools which are now being hit with the wave of children born in 1946. This strain on the elementary schools will continue for at least another 6 or 7 years, and probably longer. Therefore, it can hardly be called temporary on a national basis (although there may be many neighborhoods where the requirements for elementary schools are in a declining trend).

In a few more years the high schools will feel the pressure of the 1946-1952 births and additional high schools will have to be provided.

In order to give you some idea of the changes in the number of children during the past 10 years, we have prepared the table on pages 99 through 102. This table is based on census data for the years 1940 and 1950. The manner in which the Bureau of the Census compiled its figures made it necessary for us to use the age brackets shown in the table. We believe, however, that the table will be useful to you in

gaining some idea of the enormous increase in the number of school-age children in most cities.

You should remember, however, that these figures apply to metropolitan areas, and it is certain that within each area there will be neighborhoods where the percentage change will differ drastically from the change found in the entire area. Generally speaking, the greatest need for new schools is found in the outlying districts. This is due not only to increases in the birth rate but to the substantial shifts of existing families to these outlying areas. (See Real Estate Analyst, August 1952.)

On the other hand, most rehabilitation work is needed in the older sections, where many of the schools are more than 50 years old. These older sections are frequently those that are losing population due to out-migration and should, therefore, be studied carefully to determine their long-term demand for schools. Because of these shifts in population, site selection for new schools is very important because a neighborhood that is vitally in need of a school now may not need one in 10 or 15 years. By the same token, present plans for a particular section may fall far short of its long-term school needs. Inadequate plans of this type could easily lead to the purchase of several small sites over a period of years, whereas a thorough study might indicate the wisdom of buying one large tract immediately.

Building new schools in blighted areas can be a very wasteful practice because many of these areas are changing from residential to industrial use and are thereby rapidly losing population. In these cases the erection of temporary or demountable schools would certainly seem more sensible than building the type of school needed to handle a large number of children over a long period. If a permanent building is erected in one of these blighted sections, some thought should be given to designing it so it could easily and inexpensively be converted to industrial use.

Reclamation of slums and blighted areas is certainly no guarantee that the problem of schools will be taken care of. We know of one area that was reclaimed for a public housing project where several schools were torn down in the process. However, the plans for redevelopment not only failed to provide for schools, but did not even set aside sufficient ground for their erection. This lack of planning took place despite the fact that virtually the entire area was to be redeveloped for housing of families with children. As a result, the school board will soon have to launch its own reclamation project on more expensive land in order to provide the needed schools.

This subject is not a new one. During the past few years countless reports have been written on it and endless columns of statistics have been compiled. The conclusion one inevitably reaches from studying these reports is that while most cities are badly in need of more schools, this need varies widely from one section of the city to another.

(cont. on page 112)

NUMBER of SCHOOL-AGE CHILDREN in METROPOLITAN AREAS

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		Years 4-7	Years 8-12	Years 13-17	Years 4-17
Akron, Ohio	1953	38,345	33,001	26,566	97,912
	1943	18,961	24,760	30,072	73,793
	Change 1943-53	+102.2%	+33.3%	-11.7%	+32.7%
Albany-Schenectady-Troy, N. Y.	1953	39,564	37,933	30,005	107,502
	1943	22,608	30,162	34,298	87,068
	Change 1943-53	+75.0%	+25.8%	-12.5%	+23.5%
Albuquerque, N.M.	1953	15,742	14,327	11,072	41,141
	1943	5,453	6,891	6,883	19,227
	Change 1943-53	+188.7%	+107.9%	+60.9%	+114.0%
Allentown-Bethlehem-Easton, Pa.	1953	33,540	33,810	28,184	95,534
	1943	21,901	29,565	35,107	86,573
	Change 1943-53	+53.1%	+14.4%	-19.7%	+10.4%
Altoona, Pa.	1953	11,617	11,888	10,494	33,999
	1943	8,761	11,191	13,453	33,405
	Change 1943-53	+33.4%	+6.2%	-22.0%	+1.8%
Amarillo, Tex.	1953	7,940	7,524	6,083	21,547
	1943	3,869	5,165	5,564	14,598
	Change 1943-53	+105.2%	+45.7%	+9.3%	+47.6%
Asheville, N. C.	1953	10,861	11,257	10,118	32,236
	1943	7,675	9,598	10,497	27,770
	Change 1943-53	+41.5%	+17.3%	-3.6%	+16.1%
Atlanta, Ga.	1953	59,613	55,532	45,914	161,059
	1943	31,903	40,599	43,611	116,113
	Change 1943-53	+86.9%	+36.8%	+5.3%	+38.7%
Atlantic City, N.J.	1953	9,330	9,367	7,999	26,696
	1943	5,955	7,755	9,292	23,002
	Change 1943-53	+56.7%	+20.8%	-13.9%	+16.1%
Augusta, Ga.	1953	15,093	15,861	12,948	43,902
	1943	9,622	11,940	12,789	34,351
	Change 1943-53	+56.9%	+32.8%	+1.2%	+27.8%
Austin, Tex.	1953	13,941	12,843	10,071	36,855
	1943	7,115	8,842	9,637	25,594
	Change 1943-53	+95.9%	+45.2%	+4.5%	+44.0%
Baltimore, Md.	1953	112,585	110,667	86,362	309,614
	1943	60,214	76,828	87,360	224,402
	Change 1943-53	+87.0%	+44.0%	-1.1%	+38.0%
Baton Rouge, La.	1953	16,138	15,038	11,254	42,430
	1943	6,034	7,119	8,193	21,346
	Change 1943-53	+167.5%	+111.2%	+37.4%	+98.8%
Bay City, Mich.	1953	8,365	8,836	7,389	24,590
	1943	5,465	6,421	6,849	18,735
	Change 1943-53	+53.1%	+37.6%	+7.9%	+31.3%
Beaumont-Port Arthur, Tex.	1953	18,436	17,955	14,642	51,033
	1943	9,899	12,378	13,439	35,716
	Change 1943-53	+86.2%	+45.1%	+9.0%	+42.9%
Binghamton, N.Y.	1953	15,599	14,582	12,372	42,553
	1943	10,014	12,177	13,891	36,082
	Change 1943-53	+55.8%	+19.8%	-10.9%	+17.9%
Birmingham, Ala.	1953	52,190	52,534	44,404	149,128
	1943	30,635	39,282	44,309	114,226
	Change 1943-53	+70.4%	+33.7%	+0.2%	+30.6%
Boston, Mass.	1953	180,021	180,638	147,236	507,895
	1943	*	*	*	*
	Change 1943-53	*	*	*	*
Bridgeport, Conn.	1953	20,610	20,800	15,434	56,844
	1943	10,777	14,131	16,849	41,757
	Change 1943-53	+91.2%	+47.2%	-8.4%	+36.1%
Brockton, Mass.	1953	10,527	10,744	7,911	29,182
	1943	*	*	*	*
	Change 1943-53	*	*	*	*
Buffalo, N. Y.	1953	87,697	89,032	70,389	247,118
	1943	53,283	69,175	80,293	202,751
	Change 1943-53	+64.6%	+28.7%	-12.3%	+21.9%
Canton, Ohio	1953	24,246	24,071	19,858	68,175
	1943	14,261	16,693	19,871	50,825
	Change 1943-53	+70.0%	+44.2%	-0.1%	+34.1%
Cedar Rapids, Iowa	1953	8,664	8,212	6,941	23,817
	1943	5,318	6,065	6,557	17,940
	Change 1943-53	+62.9%	+35.4%	+5.9%	+32.8%
Charleston, S. C.	1953	17,621	17,957	13,953	49,531
	1943	9,929	12,231	12,234	34,394
	Change 1943-53	+77.5%	+46.8%	+14.1%	+44.0%
Charleston, W.Va.	1953	32,216	33,347	29,495	95,058
	1943	23,679	27,781	28,749	80,209
	Change 1943-53	+36.1%	+20.0%	+2.6%	+18.5%
Charlotte, N. C.	1953	18,326	17,891	14,445	50,662
	1943	10,382	13,108	14,152	37,642
	Change 1943-53	+76.5%	+36.5%	+2.1%	+34.6%
Chattanooga, Tenn.	1953	22,398	23,069	19,435	64,902
	1943	14,646	18,782	19,982	53,410
	Change 1943-53	+52.9%	+22.8%	-2.7%	+21.5%
Chicago, Ill.	1953	420,385	416,761	331,214	1,168,360
	1943	254,185	312,629	363,988	930,802
	Change 1943-53	+65.4%	+33.3%	-9.0%	+25.5%
Cincinnati, Ohio	1953	73,018	69,017	58,082	200,117
	1943	42,721	53,123	60,464	156,308
	Change 1943-53	+70.9%	+29.9%	-3.9%	+28.0%
Cleveland, Ohio	1953	119,640	112,094	85,112	316,846
	1943	63,800	78,317	95,876	237,993
	Change 1943-53	+87.5%	+43.0%	-11.2%	+33.1%
Columbia, S. C.	1953	13,458	13,200	9,881	36,539
	1943	6,746	8,673	9,589	25,008
	Change 1943-53	+99.4%	+52.1%	+3.0%	+46.1%
Columbus, Ga.	1953	17,380	16,004	12,263	45,647
	1943	8,961	11,455	11,810	32,226
	Change 1943-53	+94.0%	+39.7%	+3.8%	+41.6%
Columbus, Ohio	1953	40,904	36,585	29,954	107,443
	1943	20,787	25,504	29,676	75,967
	Change 1943-53	+96.8%	+43.4%	+0.9%	+41.4%
Corpus Christi, Tex.	1953	19,469	18,224	13,582	51,275
	1943	7,901	9,186	8,862	25,949
	Change 1943-53	+146.4%	+98.4%	+53.3%	+97.6%
Dallas, Tex.	1953	53,808	50,240	38,327	142,375
	1943	21,758	27,948	31,159	80,865
	Change 1943-53	+147.3%	+79.8%	+23.0%	+76.1%
Davenport, Iowa-Rock Island-Moline, Ill.	1953	19,854	19,225	15,617	54,696
	1943	11,901	13,522	14,135	39,558
	Change 1943-53	+66.8%	+42.2%	+10.5%	+38.3%
Dayton, Ohio	1953	42,391	37,818	29,705	109,914
	1943	19,962	23,007	25,101	68,070
	Change 1943-53	+112.4%	+64.4%	+18.3%	+61.5%
Decatur, Ill.	1953	8,411	8,278	6,769	23,458
	1943	5,068	6,168	6,913	18,149
	Change 1943-53	+66.0%	+34.2%	-2.1%	+29.3%
Denver, Colo.	1953	49,419	44,464	34,995	128,878
	1943	23,085	28,168	30,211	81,464
	Change 1943-53	+114.1%	+57.9%	+15.8%	+58.2%
Des Moines, Iowa	1953	19,051	18,084	15,317	52,452
	1943	11,857	13,472	14,624	39,953
	Change 1943-53	+60.7%	+34.2%	+4.7%	+31.3%
Detroit, Mich.	1953	259,519	254,979	204,995	719,493
	1943	147,530	178,887	204,165	530,582
	Change 1943-53	+75.9%	+42.5%	+0.4%	+35.6%
Duluth, Minn.-Superior, Wis.	1953	20,806	21,810	18,100	60,716
	1943	14,600	17,364	20,661	52,625
	Change 1943-53	+42.5%	+25.6%	-12.4%	+15.4%

*Not available.

NOTE: See similar study in March 1952 Real Estate Trends Bulletin.

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		Years 4-7	Years 8-12	Years 13-17	Years 4-17
Durham, N. C.	1953	9,051	8,681	6,851	24,583
	1943	5,052	6,881	7,644	19,577
	Change 1943-53	+79.2%	+26.2%	-10.4%	+20.5%
El Paso, Tex.	1953	20,862	19,178	14,976	55,016
	1943	10,449	13,287	13,557	37,293
	Change 1943-53	+99.7%	+44.3%	+10.5%	+47.5%
Erie, Pa.	1953	19,098	19,114	15,651	53,863
	1943	11,094	13,626	16,102	40,822
	Change 1943-53	+72.1%	+40.3%	-2.8%	+31.9%
Evansville, Ind.	1953	13,803	13,363	11,021	38,187
	1943	7,992	9,503	10,139	27,634
	Change 1943-53	+72.7%	+40.6%	+8.7%	+38.2%
Fall River, Mass.	1953	11,043	11,685	9,277	32,005
	1943	*	*	*	*
	Change 1943-53	*	*	*	*
Flint, Mich.	1953	25,130	24,876	21,420	71,426
	1943	17,154	20,894	22,026	60,074
	Change 1943-53	+46.5%	+19.0%	-2.8%	+18.9%
Fort Wayne, Ind.	1953	16,416	15,381	11,887	43,684
	1943	8,977	11,253	13,219	33,449
	Change 1943-53	+82.9%	+36.7%	-10.1%	+30.6%
Fort Worth, Tex.	1953	32,114	30,152	23,010	85,276
	1943	12,604	16,116	18,657	47,377
	Change 1943-53	+154.8%	+87.1%	+23.3%	+80.0%
Fresno, Calif.	1953	19,926	27,074	22,453	69,453
	1943	11,496	14,111	15,371	40,978
	Change 1943-53	+73.3%	+91.9%	+46.1%	+69.5%
Gadsden, Ala.	1953	9,446	9,839	8,402	27,687
	1943	5,996	7,548	7,686	21,230
	Change 1943-53	+57.5%	+30.4%	+9.3%	+30.4%
Galveston, Tex.	1953	10,647	10,426	7,867	28,940
	1943	4,714	5,874	6,473	17,061
	Change 1943-53	+125.9%	+77.4%	+21.5%	+69.6%
Grand Rapids, Mich.	1953	25,606	25,027	20,271	70,904
	1943	15,770	19,444	21,271	56,485
	Change 1943-53	+62.4%	+28.7%	-4.7%	+25.5%
Green Bay, Wis.	1953	9,422	9,129	7,909	26,460
	1943	6,079	7,064	7,422	20,565
	Change 1943-53	+55.0%	+29.2%	+6.6%	+28.7%
Greensboro-	1953	17,103	16,851	14,155	48,109
High Point, N. C.	1943	10,537	13,740	15,538	39,815
	Change 1943-53	+62.3%	+22.6%	-8.9%	+20.8%
Greenville, S. C.	1953	16,021	16,252	13,860	46,133
	1943	10,381	13,476	14,019	37,876
	Change 1943-53	+54.3%	+20.6%	-1.1%	+21.8%
Hamilton-	1953	13,249	12,633	10,493	36,375
Middletown, Ohio	1943	7,853	9,826	11,204	28,883
	Change 1943-53	+68.7%	+28.6%	-6.3%	+25.9%
Harrisburg, Pa.	1953	23,624	22,920	19,175	65,719
	1943	13,952	18,210	21,247	53,409
	Change 1943-53	+69.3%	+25.9%	-9.8%	+23.0%
Hartford, Conn.	1953	28,341	28,324	20,728	77,393
	1943	*	*	*	*
	Change 1943-53	*	*	*	*
Houston, Tex.	1953	74,974	72,345	54,798	202,117
	1943	33,611	40,081	42,053	115,745
	Change 1943-53	+123.1%	+80.5%	+30.3%	+74.6%
Huntington, W. Va. -	1953	21,851	23,473	21,755	67,079
Ashland, Ky.	1943	17,512	21,269	23,521	62,302
	Change 1943-53	+24.8%	+10.4%	-7.5%	+7.7%
Indianapolis, Ind.	1953	46,570	43,559	35,065	125,194
	1943	25,962	31,377	34,683	92,022
	Change 1943-53	+79.4%	+38.8%	+1.1%	+36.0%
Jackson, Mich.	1953	9,043	9,234	7,459	25,736
	1943	5,461	6,654	7,299	19,414
	Change 1943-53	+65.6%	+38.8%	+2.2%	+32.6%
Jackson, Miss.	1953	13,836	12,873	11,056	37,765
	1943	7,764	9,665	10,275	27,704
	Change 1943-53	+78.2%	+33.1%	+7.6%	+36.3%
Jacksonville, Fla.	1953	28,400	26,426	20,531	75,357
	1943	12,438	16,002	17,948	46,388
	Change 1943-53	+128.3%	+65.1%	+14.4%	+62.4%
Johnstown, Pa.	1953	25,240	27,318	25,165	77,723
	1943	21,859	27,479	32,249	81,587
	Change 1943-53	+15.5%	-0.6%	-22.0%	-4.7%
Kalamazoo, Mich.	1953	11,193	10,623	8,459	30,275
	1943	6,407	7,507	7,988	21,902
	Change 1943-53	+74.6%	+41.5%	+5.9%	+38.2%
Kansas City, Mo.	1953	64,886	60,853	48,755	174,494
	1943	35,507	44,998	49,453	129,958
	Change 1943-53	+82.7%	+35.2%	-1.4%	+34.3%
Kenosha, Wis.	1953	7,555	6,352	4,886	18,793
	1943	3,535	4,714	5,634	13,883
	Change 1943-53	+113.7%	+34.7%	-13.3%	+35.4%
Knoxville, Tenn.	1953	32,090	33,143	28,284	93,517
	1943	18,793	23,426	24,158	66,377
	Change 1943-53	+70.8%	+41.5%	+17.1%	+40.9%
Lancaster, Pa.	1953	19,941	20,110	17,180	57,231
	1943	14,115	17,587	18,727	50,429
	Change 1943-53	+41.3%	+14.3%	-8.3%	+13.5%
Lansing, Mich.	1953	14,917	14,195	11,641	40,753
	1943	8,868	10,435	11,076	30,379
	Change 1943-53	+68.2%	+36.0%	+5.1%	+34.1%
Laredo, Tex.	1953	6,381	6,283	5,446	18,210
	1943	3,979	5,115	5,358	14,452
	Change 1943-53	+60.4%	+24.8%	+1.6%	+26.0%
Lawrence, Mass.	1953	9,563	9,458	7,724	26,745
	1943	6,119	8,161	9,909	24,189
	Change 1943-53	+56.3%	+15.9%	-22.1%	+10.6%
Lexington, Ky.	1953	7,601	6,990	6,000	20,591
	1943	4,163	5,285	6,321	15,769
	Change 1943-53	+82.6%	+32.3%	-5.1%	+30.6%
Lima, Ohio	1953	7,985	7,565	6,083	21,633
	1943	4,515	5,316	6,130	15,961
	Change 1943-53	+76.9%	+42.3%	-0.8%	+35.5%
Lincoln, Nebr.	1953	9,053	7,900	6,293	23,246
	1943	4,896	6,505	7,582	18,983
	Change 1943-53	+84.9%	+21.4%	-17.0%	+22.5%
Little Rock-	1953	17,491	17,249	13,900	48,640
N. Little Rock, Ark.	1943	9,359	11,393	13,126	33,878
	Change 1943-53	+86.9%	+51.4%	+5.9%	+43.6%
Lorain-Elyria, Ohio	1953	13,634	12,591	9,885	36,110
	1943	6,613	7,761	9,537	23,911
	Change 1943-53	+106.2%	+62.2%	+3.6%	+51.0%
Los Angeles, Calif.	1953	340,907	332,689	250,301	923,897
	1943	143,275	174,176	193,465	510,916
	Change 1943-53	+137.9%	+91.0%	+29.4%	+80.8%
Louisville, Ky.	1953	51,470	48,424	38,812	138,706
	1943	26,180	32,290	37,181	95,651
	Change 1943-53	+96.6%	+50.0%	+4.4%	+45.0%
Lowell, Mass.	1953	11,008	10,585	9,335	30,928
	1943	7,311	9,853	11,789	28,953
	Change 1943-53	+50.6%	+7.4%	-8.2%	+6.8%
Lubbock, Tex.	1953	10,144	9,408	7,350	26,902
	1943	3,693	4,353	4,607	12,653
	Change 1943-53	+174.7%	+116.1%	+59.5%	+112.6%

*Not available.

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		Years 4-7	Years 8-12	Years 13-17	Years 4-17
Macon, Ga.	1953	13,405	12,768	10,481	36,654
	1943	6,431	8,362	9,168	23,961
	Change 1943-53	+108.4%	+52.6%	+14.3%	+53.0%
Madison, Wis.	1953	13,993	12,997	10,390	37,380
	1943	8,156	9,794	10,523	28,473
	Change 1943-53	+71.6%	+32.7%	-1.3%	+31.3%
Manchester, N. H.	1953	7,256	6,681	5,584	19,521
	1943	4,481	5,579	6,762	16,822
	Change 1943-53	+61.9%	+19.8%	-17.4%	+16.0%
Memphis, Tenn.	1953	43,991	40,500	31,527	116,018
	1943	20,735	25,980	28,820	75,535
	Change 1943-53	+112.2%	+55.9%	+9.4%	+53.6%
Miami, Fla.	1953	36,065	35,243	27 367	98,675
	1943	13,524	16,507	18,945	48,976
	Change 1943-53	+166.7%	+113.5%	+44.5%	+101.5%
Milwaukee, Wis.	1953	68,144	64,710	54,235	187,089
	1943	43,321	55,350	61,039	159,710
	Change 1943-53	+57.3%	+16.9%	-11.1%	+17.1%
Minneapolis-	1953	96,049	88,801	67,429	252,279
St. Paul, Minn.	1943	51,668	61,568	68,963	182,199
	Change 1943-53	+82.4%	+44.2%	-2.2%	+38.5%
Mobile, Ala.	1953	24,107	23,988	18,841	66,936
	1943	10,114	12,403	13,125	35,642
	Change 1943-53	+138.4%	+93.4%	+43.6%	+87.8%
Montgomery, Ala.	1953	13,446	12,630	10,386	36,462
	1943	7,661	10,117	10,771	28,549
	Change 1943-53	+75.5%	+24.8%	-3.6%	+27.7%
Muncie, Ind.	1953	8,198	8,205	6,710	23,113
	1943	5,157	5,911	6,116	17,184
	Change 1943-53	+59.0%	+38.8%	+9.7%	+34.5%
Nashville, Tenn.	1953	16,378	25,009	21,739	63,126
	1943	15,688	19,987	21,129	56,804
	Change 1943-53	+4.4%	+25.1%	+2.9%	+11.1%
New Bedford, Mass.	1953	10,273	10,261	8,405	28,939
	1943	*	*	*	*
	Change 1943-53	*	*	*	*
New Britain-	1953	11,871	12,148	8,827	32,846
Bristol, Conn.	1943	*	*	*	*
	Change 1943-53	*	*	*	*
New Haven, Conn.	1953	19,882	20,082	15,654	55,618
	1943	*	*	*	*
	Change 1943-53	*	*	*	*
New Orleans, La.	1953	60,953	57,851	44,420	163,224
	1943	30,520	39,829	47,548	117,897
	Change 1943-53	+99.7%	+45.2%	-6.6%	+38.4%
New York-	1953	937,669	926,667	744,051	2,608,387
Northeastern N.J.	1943	560,172	757,870	905,312	2,223,354
	Change 1943-53	+67.4%	+22.3%	-17.8%	+17.3%
Norfolk-	1953	40,752	36,241	26,586	103,579
Portsmouth, Va.	1943	15,307	19,369	20,988	55,664
	Change 1943-53	+166.2%	+87.1%	+26.7%	+86.1%
Ogden, Utah	1953	9,177	8,886	7,109	25,172
	1943	4,425	5,380	5,668	15,473
	Change 1943-53	+107.4%	+65.2%	+25.4%	+62.7%
Oklahoma City, Okla.	1953	29,295	27,436	22,106	78,837
	1943	15,092	19,395	20,089	54,576
	Change 1943-53	+94.1%	+41.5%	+10.3%	+44.5%
Omaha, Nebr.	1953	30,971	28,454	24,822	84,247
	1943	19,122	23,980	26,543	69,645
	Change 1943-53	+62.0%	+18.7%	-6.5%	+21.0%
Orlando, Fla.	1953	9,215	9,466	7,657	26,338
	1943	3,838	5,056	5,851	14,745
	Change 1943-53	+140.1%	+87.2%	+30.9%	+78.6%
Peoria, Ill.	1953	21,124	20,627	17,298	59,049
	1943	13,366	15,270	15,904	44,540
	Change 1943-53	+58.4%	+27.1%	+8.8%	+32.6%
Philadelphia, Pa.	1953	281,357	286,896	235,193	803,446
	1943	170,511	222,815	260,414	653,740
	Change 1943-53	+65.0%	+28.8%	-9.7%	+22.9%
Phoenix, Ariz.	1953	31,605	33,205	28,195	93,005
	1943	14,322	17,826	18,008	50,156
	Change 1943-53	+120.7%	+86.3%	+56.6%	+85.4%
Pittsburgh, Pa.	1953	175,955	179,207	154,765	509,927
	1943	123,637	155,271	193,599	472,507
	Change 1943-53	+42.3%	+15.4%	-20.1%	+7.9%
Pittsfield, Mass.	1953	5,438	5,219	4,343	15,000
	1943	*	*	*	*
	Change 1943-53	*	*	*	*
Portland, Maine	1953	9,768	9,815	7,975	27,558
	1943	5,727	7,735	8,448	21,910
	Change 1943-53	+70.6%	+26.9%	-5.6%	+25.8%
Portland, Oreg.	1953	58,619	56,800	45,110	160,529
	1943	23,746	28,994	33,817	86,557
	Change 1943-53	+146.9%	+95.9%	+33.4%	+85.5%
Providence, R. I.	1953	57,444	56,676	46,106	160,226
	1943	*	*	*	*
	Change 1943-53	*	*	*	*
Pueblo, Colo.	1953	8,432	8,069	6,728	23,229
	1943	4,180	5,055	5,670	14,905
	Change 1943-53	+101.7%	+59.6%	+18.7%	+55.8%
Racine, Wis.	1953	9,554	8,765	7,530	25,849
	1943	5,489	6,936	8,287	20,712
	Change 1943-53	+74.1%	+26.4%	-9.1%	+24.8%
Raleigh, N. C.	1953	12,108	11,993	10,297	34,398
	1943	7,786	9,588	10,753	28,127
	Change 1943-53	+55.5%	+25.1%	-4.2%	+22.3%
Reading, Pa.	1953	18,468	18,134	16,252	52,854
	1943	12,633	17,482	20,492	50,607
	Change 1943-53	+22.3%	+5.6%	-20.7%	+4.4%
Richmond, Va.	1953	26,475	24,989	19,572	71,036
	1943	13,419	18,247	21,049	52,715
	Change 1943-53	+97.3%	+36.9%	-7.0%	+34.8%
Roanoke, Va.	1953	10,744	11,026	8,903	30,673
	1943	6,309	8,972	10,562	25,843
	Change 1943-53	+70.2%	+22.8%	-15.7%	+18.7%
Rochester, N. Y.	1953	38,870	36,042	27,323	102,235
	1943	21,313	27,692	32,474	81,479
	Change 1943-53	+82.4%	+30.2%	-15.9%	+25.5%
Rockford, Ill.	1953	13,281	12,933	9,699	35,913
	1943	6,886	8,169	9,424	24,479
	Change 1943-53	+92.9%	+58.3%	+2.9%	+46.7%
Sacramento, Calif.	1953	25,337	22,806	16,964	65,107
	1943	8,514	10,418	11,984	30,916
	Change 1943-53	+197.5%	+118.9%	+41.6%	+110.6%
Saginaw, Mich.	1953	14,333	14,922	12,639	41,894
	1943	9,547	11,371	11,635	32,553
	Change 1943-53	+50.1%	+31.2%	+8.6%	+28.7%
St. Joseph, Mo.	1953	7,036	7,069	6,269	20,374
	1943	4,848	6,154	6,609	17,611
	Change 1943-53	+45.1%	+14.9%	-5.1%	+15.7%
St. Louis, Mo.	1953	132,526	126,455	104,218	363,199
	1943	75,016	97,087	110,187	282,290
	Change 1943-53	+76.7%	+30.2%	-5.4%	+28.7%
Salt Lake City, Utah	1953	28,310	27,929	21,745	77,984
	1943	16,172	19,098	19,630	54,900
	Change 1943-53	+136.9%	+46.2%	+10.8%	+42.0%

*Not available.

NUMBER of SCHOOL-AGE CHILDREN in METROPOLITAN AREAS

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		Years 4-7	Years 8-12	Years 13-17	Years 4-17
San Angelo, Tex.	1953	5,625	5,364	4,288	15,277
	1943	2,757	3,381	3,826	9,964
Change 1943-53		+104.0%	+58.7%	+12.1%	+53.3%
San Antonio, Tex.	1953	49,686	46,808	35,414	131,908
	1943	22,187	27,828	29,475	79,490
Change 1943-53		+123.9%	+68.2%	+20.1%	+65.9%
San Bernardino, Calif.	1953	24,409	25,742	20,696	70,847
	1943	10,166	12,333	13,466	35,965
Change 1943-53		+140.1%	+108.7%	+53.7%	+97.0%
San Diego, Calif.	1953	28,634	43,269	31,554	103,457
	1943	15,930	18,208	19,255	53,393
Change 1943-53		+79.7%	+137.6%	+63.9%	+93.8%
San Francisco-Oakland, Calif.	1953	185,430	160,778	118,716	464,924
	1943	64,815	76,441	87,263	228,519
Change 1943-53		+186.1%	+119.5%	+36.2%	+103.5%
San Jose, Calif.	1953	25,025	23,834	18,393	67,252
	1943	8,540	10,661	12,506	31,707
Change 1943-53		+193.0%	+123.6%	+47.1%	+112.1%
Savannah, Ga.	1953	14,428	14,247	11,252	39,927
	1943	7,485	9,441	9,955	26,881
Change 1943-53		+92.8%	+50.9%	+13.0%	+48.5%
Scranton, Pa.	1953	18,298	19,180	17,935	55,413
	1943	16,790	23,256	29,330	69,376
Change 1943-53		+9.0%	-17.5%	-38.9%	-20.1%
Seattle, Wash.	1953	63,481	57,202	40,945	161,628
	1943	23,732	28,701	31,982	84,415
Change 1943-53		+167.5%	+99.3%	+28.0%	+91.5%
Shreveport, La.	1953	17,025	16,269	13,515	46,809
	1943	9,809	12,022	13,298	35,129
Change 1943-53		+73.6%	+35.3%	+1.6%	+33.2%
Sioux City, Iowa	1953	8,912	8,782	7,234	24,928
	1943	6,243	7,981	8,815	23,030
Change 1943-53		+42.8%	+10.0%	-17.9%	+8.2%
Sioux Falls, S. Dak.	1953	6,532	6,005	4,843	17,380
	1943	3,648	4,384	4,604	12,636
Change 1943-53		+79.1%	+37.0%	+5.2%	+37.5%
South Bend, Ind.	1953	17,777	16,710	13,166	47,653
	1943	9,571	12,323	14,551	36,445
Change 1943-53		+85.7%	+35.6%	-9.5%	+30.8%
Spokane, Wash.	1953	18,990	18,011	14,082	51,083
	1943	8,274	10,092	11,092	29,458
Change 1943-53		+129.5%	+78.5%	+27.0%	+73.4%
Springfield, Ill.	1953	10,444	10,180	8,672	29,296
	1943	6,559	8,118	9,039	23,716
Change 1943-53		+26.9%	+25.9%	-4.1%	+23.5%
Springfield, Mo.	1953	8,324	8,451	6,815	23,590
	1943	5,022	6,686	7,476	19,184
Change 1943-53		+65.8%	+26.4%	-8.8%	+23.0%
Springfield, Ohio	1953	9,731	9,197	7,921	26,849
	1943	5,928	6,783	7,722	20,433
Change 1943-53		+64.2%	+35.6%	+2.6%	+31.4%
Springfield-Holyoke, Mass.	1953	32,353	30,378	23,164	85,895
	1943	17,789	23,831	29,369	70,989
Change 1943-53		+81.9%	+27.5%	-21.1%	+21.0%
Stamford-Norwalk, Conn.	1953	15,344	16,189	12,022	43,555
	1943	*	*	*	*
Change 1943-53		*	*	*	*
Stockton, Calif.	1953	17,718	17,172	13,507	48,397
	1943	6,978	8,675	9,443	25,096
Change 1943-53		+153.9%	+97.9%	+43.0%	+92.8%
Syracuse, N. Y.	1953	27,554	25,931	20,299	73,784
	1943	15,434	20,430	23,462	59,326
Change 1943-53		+78.5%	+26.9%	-13.5%	+24.4%
Tacoma, Wash.	1953	23,077	21,445	15,659	60,181
	1943	8,995	11,108	13,037	33,140
Change 1943-53		+156.6%	+93.1%	+20.1%	+81.6%
Tampa-St. Petersburg, Fla.	1953	30,551	31,781	25,784	88,116
	1943	14,284	18,673	22,723	55,680
Change 1943-53		+113.9%	+70.2%	+13.5%	+58.3%
Terre Haute, Ind.	1953	8,213	8,011	6,746	22,970
	1943	5,283	6,344	8,012	19,639
Change 1943-53		+55.5%	+26.3%	-15.8%	+17.0%
Toledo, Ohio	1953	32,605	30,871	25,853	89,329
	1943	19,308	23,421	27,494	70,223
Change 1943-53		+68.9%	+31.8%	-6.0%	+27.2%
Topeka, Kans.	1953	8,424	7,863	6,344	22,631
	1943	4,819	6,297	7,044	18,160
Change 1943-53		+74.8%	+24.9%	-9.9%	+24.6%
Trenton, N. J.	1953	16,647	16,284	13,366	46,297
	1943	9,777	13,153	16,082	39,012
Change 1943-53		+70.3%	+23.8%	-16.9%	+18.7%
Tulsa, Okla.	1953	22,239	21,590	17,235	61,064
	1943	11,767	15,172	16,281	43,220
Change 1943-53		+89.0%	+42.3%	+5.9%	+41.3%
Utica-Rome, N.Y.	1953	23,046	22,957	18,708	64,711
	1943	14,110	17,255	20,595	51,960
Change 1943-53		+63.3%	+33.0%	-9.2%	+24.5%
Waco, Tex.	1953	10,872	10,482	9,142	30,496
	1943	6,323	8,746	9,814	24,883
Change 1943-53		+71.9%	+19.8%	-6.8%	+22.6%
Washington, D. C.	1953	128,021	112,477	81,577	322,075
	1943	53,849	62,700	66,432	182,981
Change 1943-53		+137.7%	+79.3%	+22.8%	+76.0%
Waterbury, Conn.	1953	12,272	12,918	9,813	35,003
	1943	7,403	9,352	10,998	27,753
Change 1943-53		+65.8%	+38.1%	-10.8%	+26.1%
Waterloo, Iowa	1953	9,348	8,529	6,881	24,758
	1943	5,372	5,803	6,205	17,380
Change 1943-53		+74.0%	+47.0%	+10.9%	+42.5%
Wheeling, W. Va.-Steubenville, Ohio	1953	29,087	29,424	27,796	86,307
	1943	24,175	28,701	34,303	87,179
Change 1943-53		+20.3%	+2.5%	-19.0%	-1.0%
Wichita, Kans.	1953	21,504	19,862	14,714	56,080
	1943	8,693	10,260	11,091	30,044
Change 1943-53		+147.4%	+93.6%	+32.7%	+86.7%
Wichita Falls, Tex.	1953	7,822	7,397	5,707	20,926
	1943	4,655	5,993	6,683	17,331
Change 1943-53		+68.0%	+23.4%	-14.6%	+20.7%
Wilkes-Barre-Hazleton, Pa.	1953	28,625	30,527	28,675	87,827
	1943	26,074	36,618	46,264	108,956
Change 1943-53		+9.8%	-16.6%	-38.0%	-19.4%
Wilmington, Del.	1953	22,788	22,707	18,304	63,799
	1943	13,116	16,027	17,310	46,453
Change 1943-53		+73.7%	+41.7%	+5.7%	+37.3%
Winston-Salem, N.C.	1953	13,343	13,155	11,181	27,679
	1943	8,885	11,521	12,932	33,338
Change 1943-53		+50.2%	+14.2%	-13.2%	-16.9%
Worcester, Mass.	1953	20,526	21,082	17,191	58,799
	1943	*	*	*	*
Change 1943-53		*	*	*	*
York, Pa.	1953	16,848	17,161	14,541	48,550
	1943	11,055	14,169	15,759	40,983
Change 1943-53		+52.4%	+21.1%	-7.7%	+18.5%
Youngstown, Ohio	1953	44,108	44,226	36,832	125,166
	1943	27,753	35,102	44,403	107,258
Change 1943-53		+58.9%	+26.0%	-17.1%	+6.7%

*Not available.

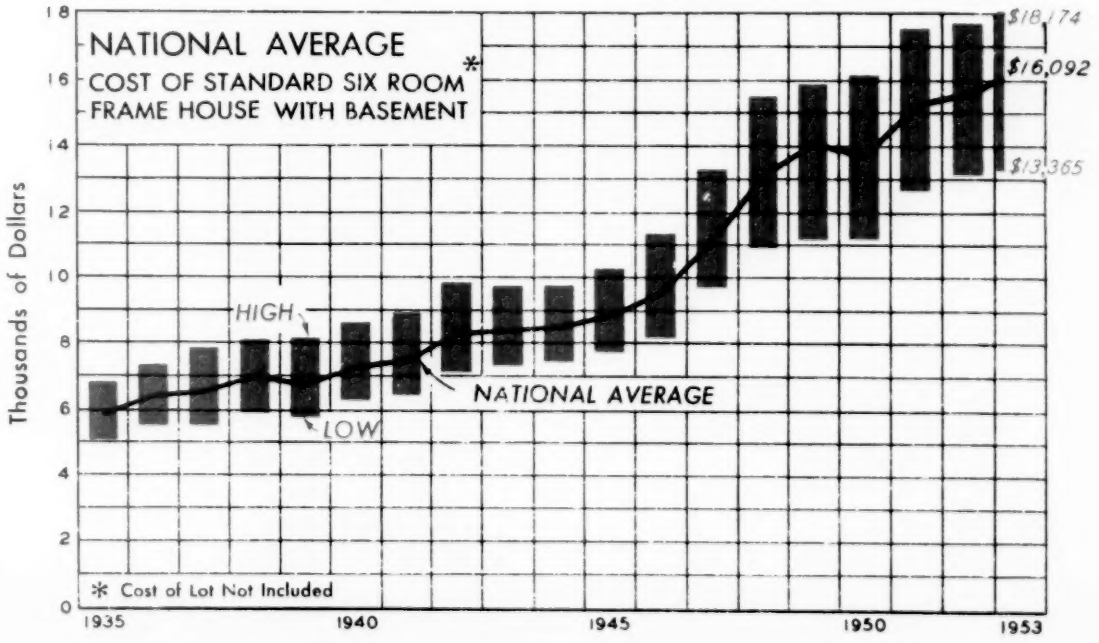
CONSTRUCTION COSTS CONTINUE UPWARD CREEP

THE chart below shows the variations in thousands of dollars in the construction cost of our standard six-room frame house with a basement from 1935 through the first quarter of 1953. The solid line on this chart shows the average construction cost in 52 major cities of the United States. The red bars on the chart show the highest and the lowest cost at any time in any one of these cities. The lowest cost of building our house in the first quarter of 1953 in any city was $13,365. The highest cost was $18,174. The average of the 52 cities was $16,092.

On the following pages we show the fluctuations in building costs from 1935 to the present for each of these 52 major cities. We also show national averages figured with a basement and without basement or central heating, but with floor furnaces. According to these figures, at the present time our house can be built for less in Richmond, Virginia, than in any other city, while in Trenton, New Jersey, the cost is the highest we have experienced in any of the cities.

The charts containing a red asterisk are cities in which the cost of the house is figured without a basement and without central heating other than floor furnaces. This naturally brings costs lower in some of the southern cities.

Unless the war in the Far East is fought on a greatly expanded scale, it seems likely that construction costs are at or near their peak. Wholesale prices of many items have been dropping, and some retail prices have already started to follow suit.



TOTAL CONSTRUCTION COSTS OF A STANDARD SIX ROOM FRAME HOUSE BY CITIES

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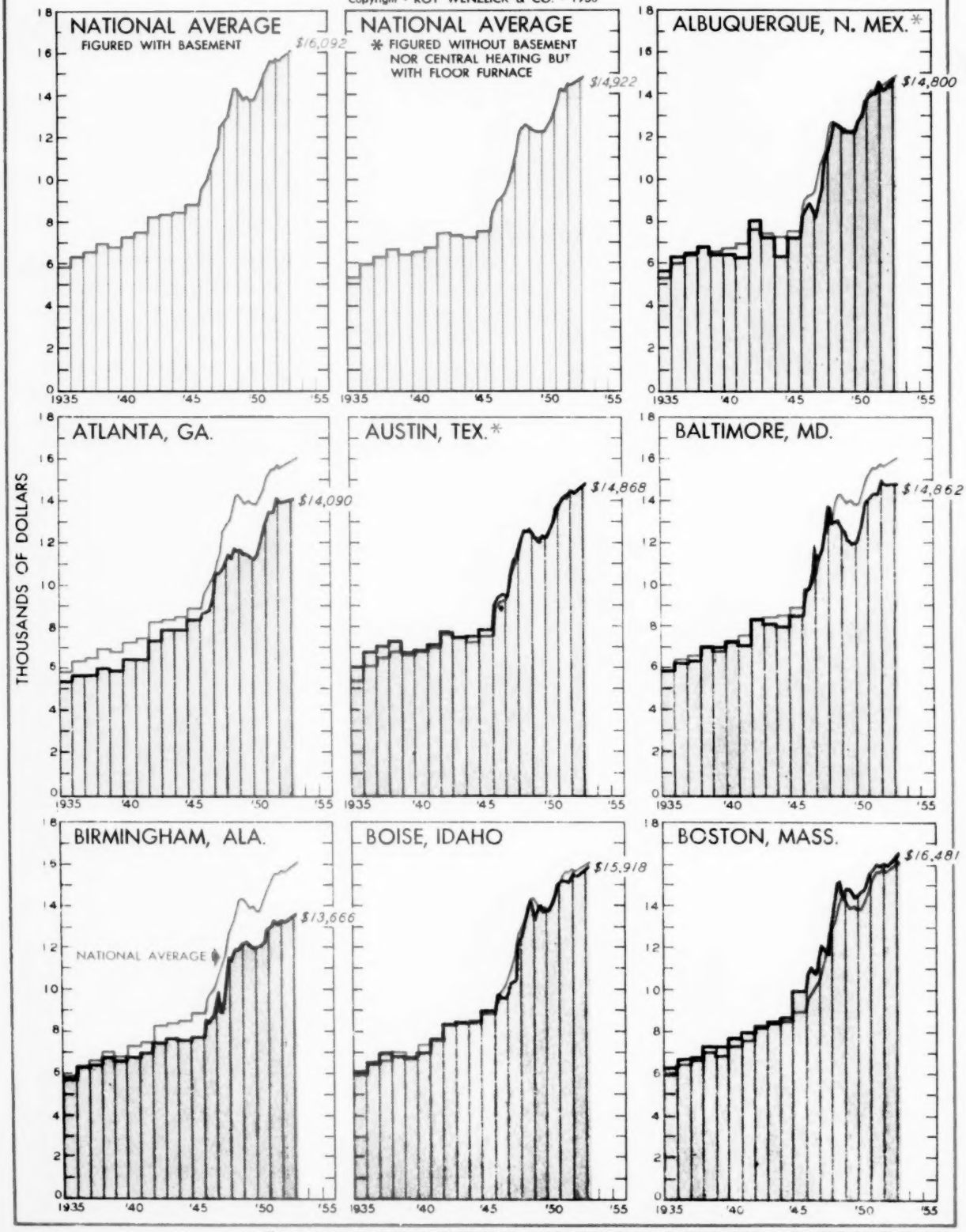

*FIGURED WITHOUT BASEMENT NOR CENTRAL HEATING BUT WITH FLOOR FURNACE

TOTAL CONSTRUCTION COSTS OF A STANDARD SIX ROOM FRAME HOUSE BY CITIES

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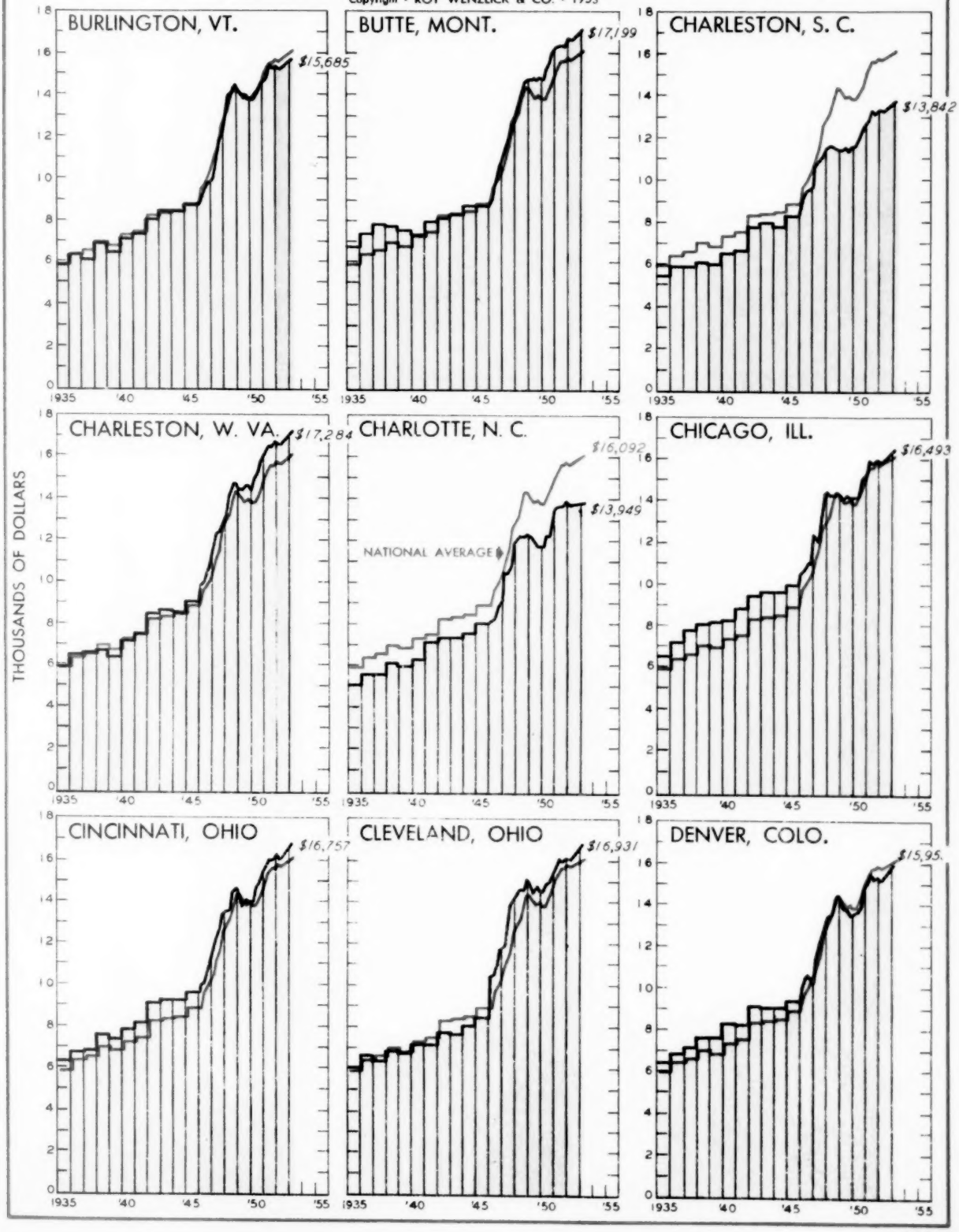

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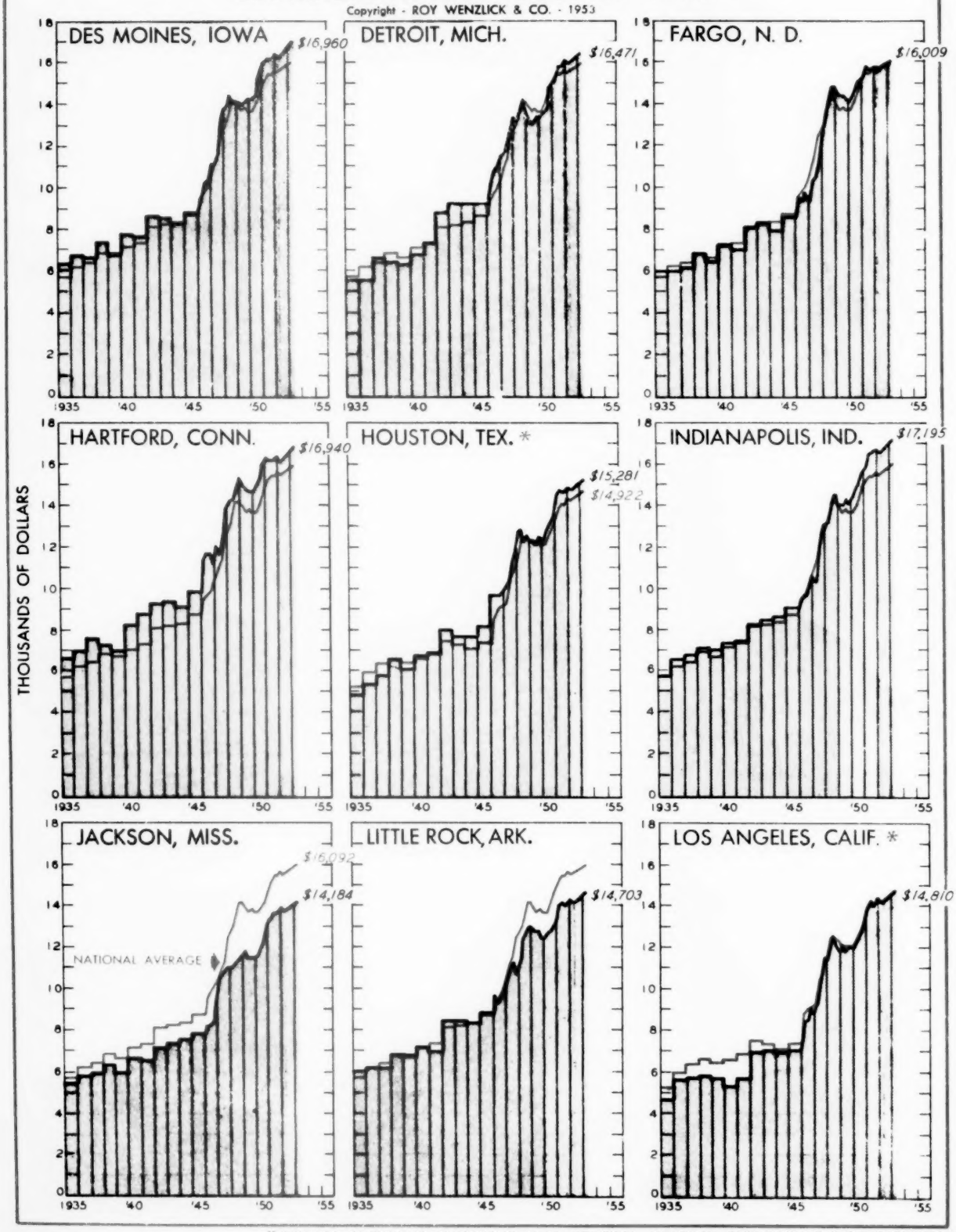

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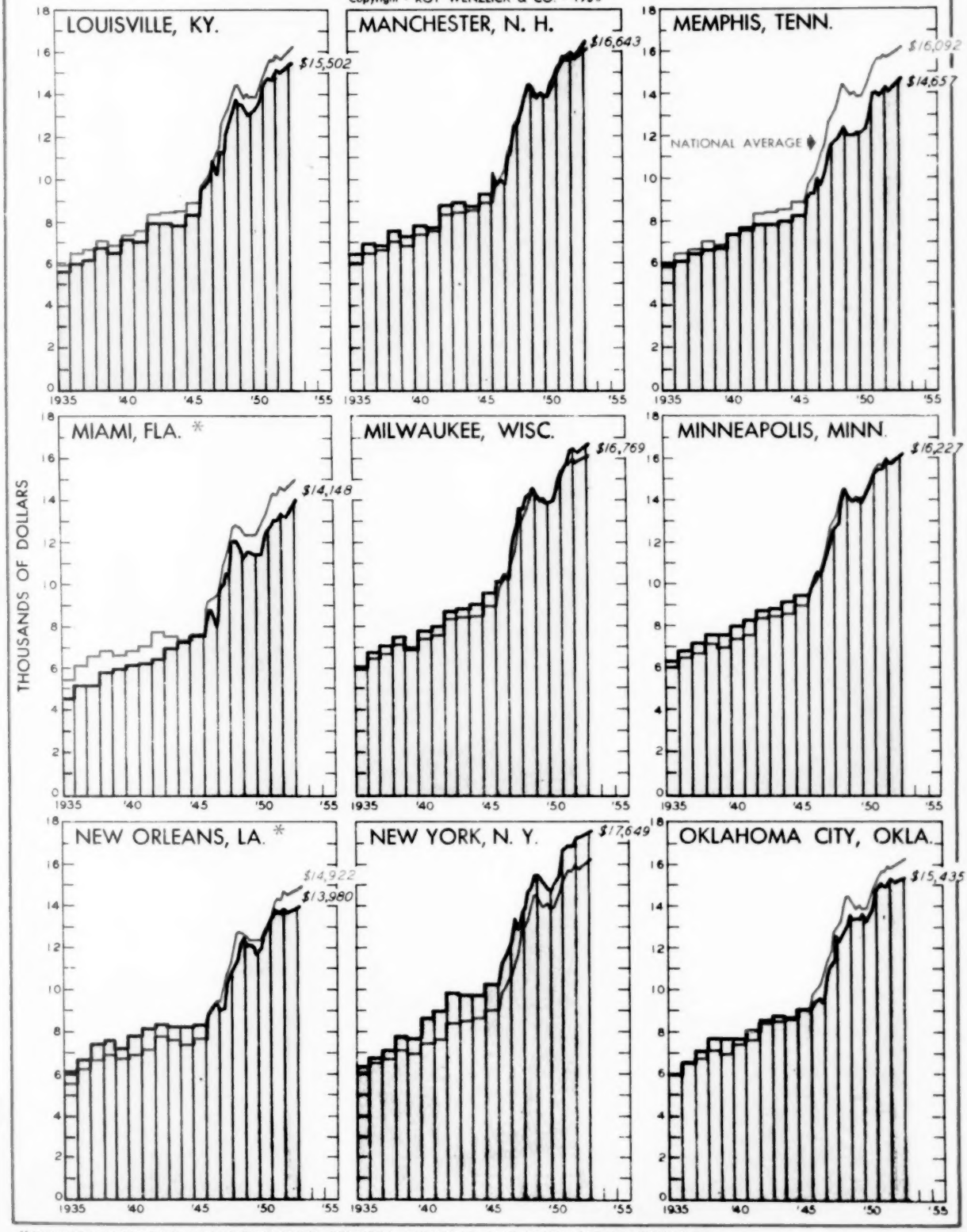

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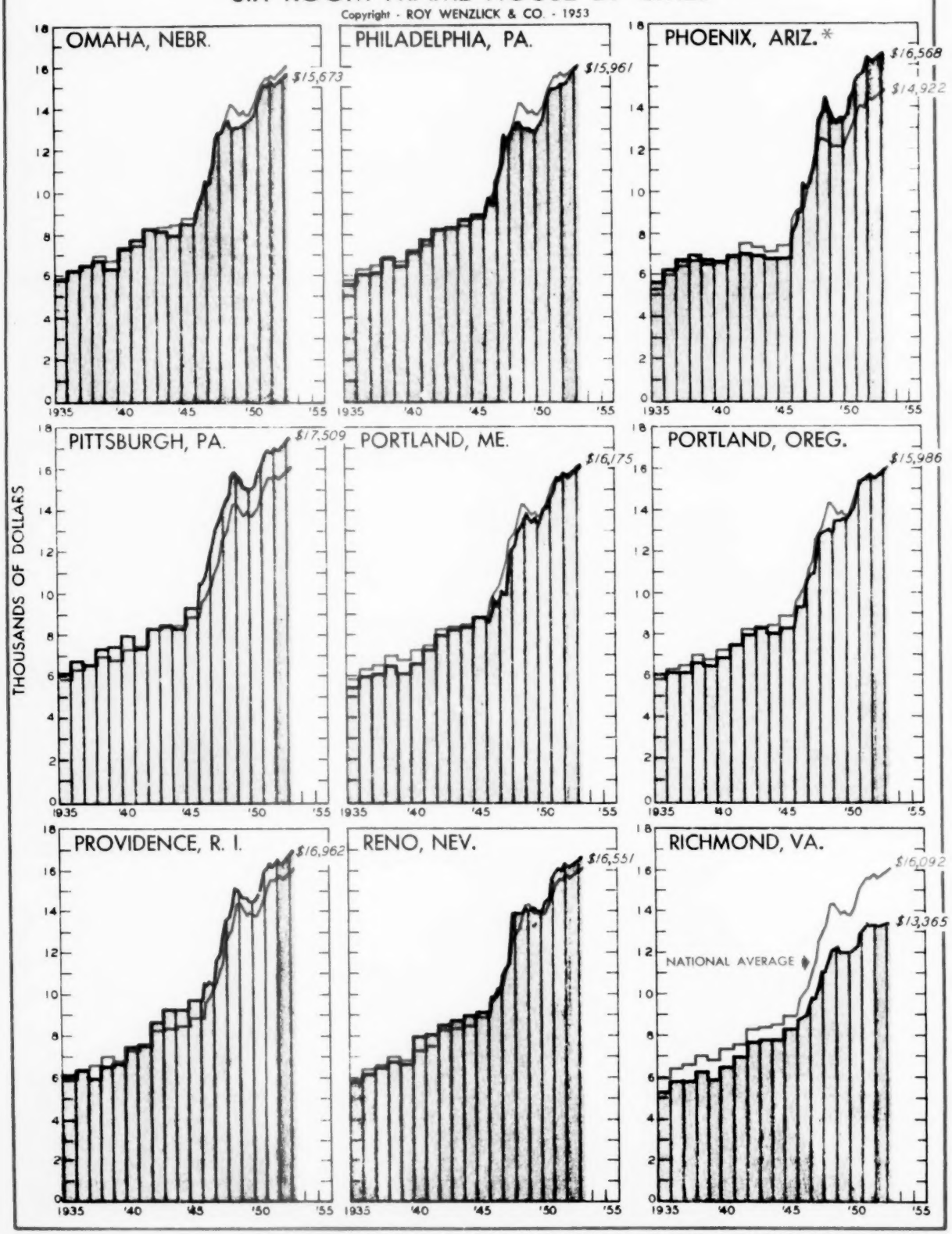

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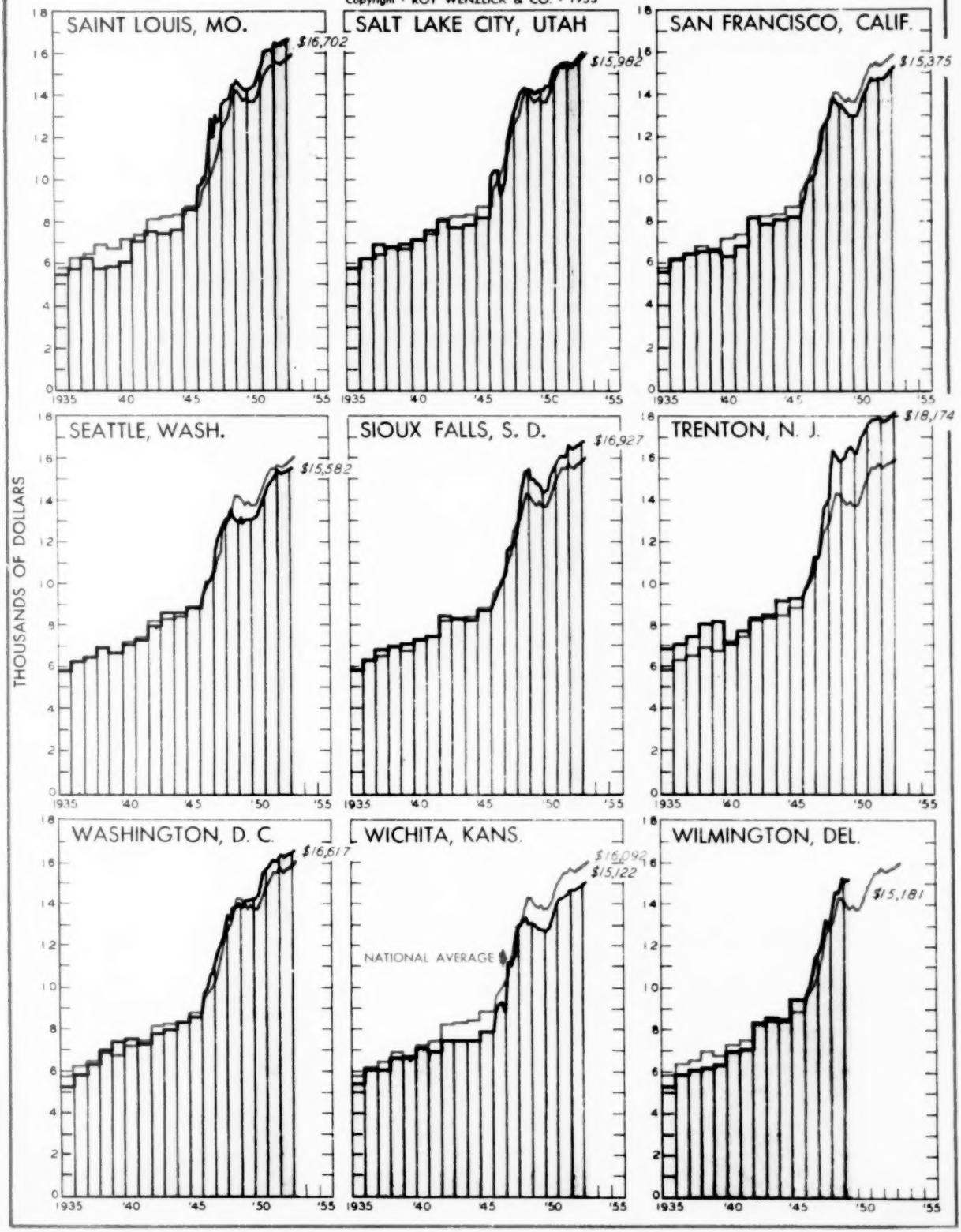


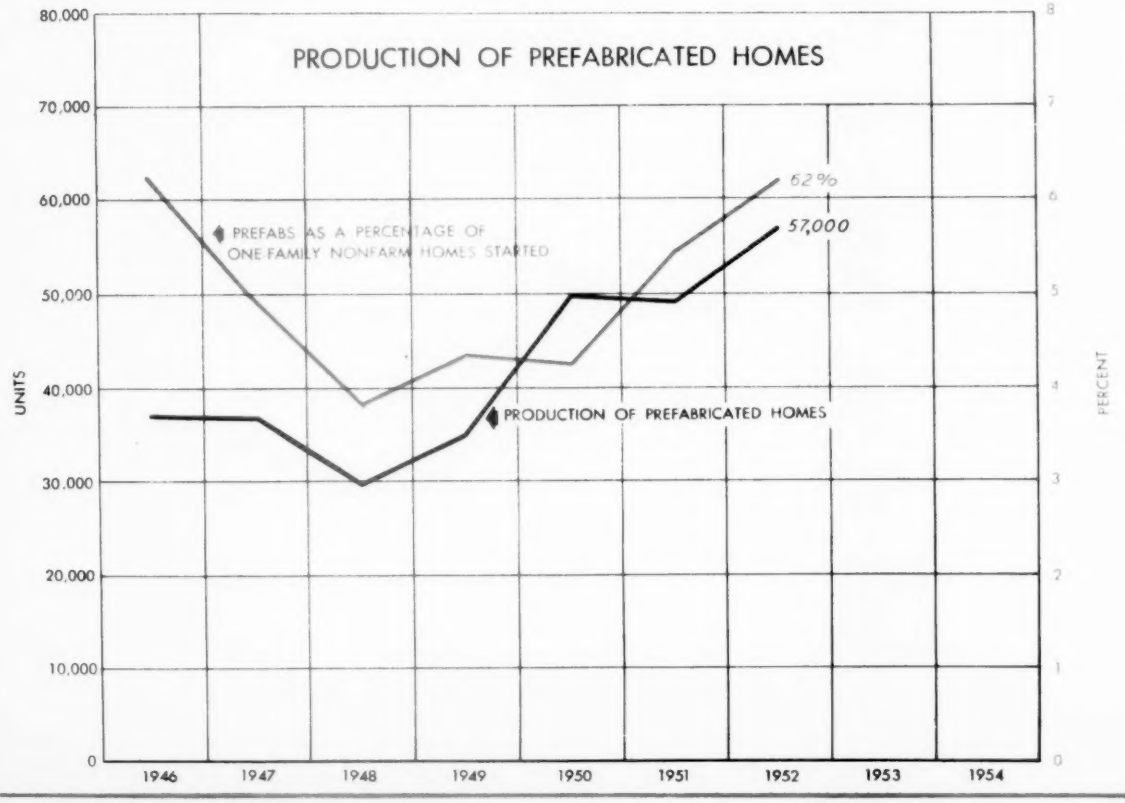
PREFABRICATED HOUSING CONTINUES GAIN

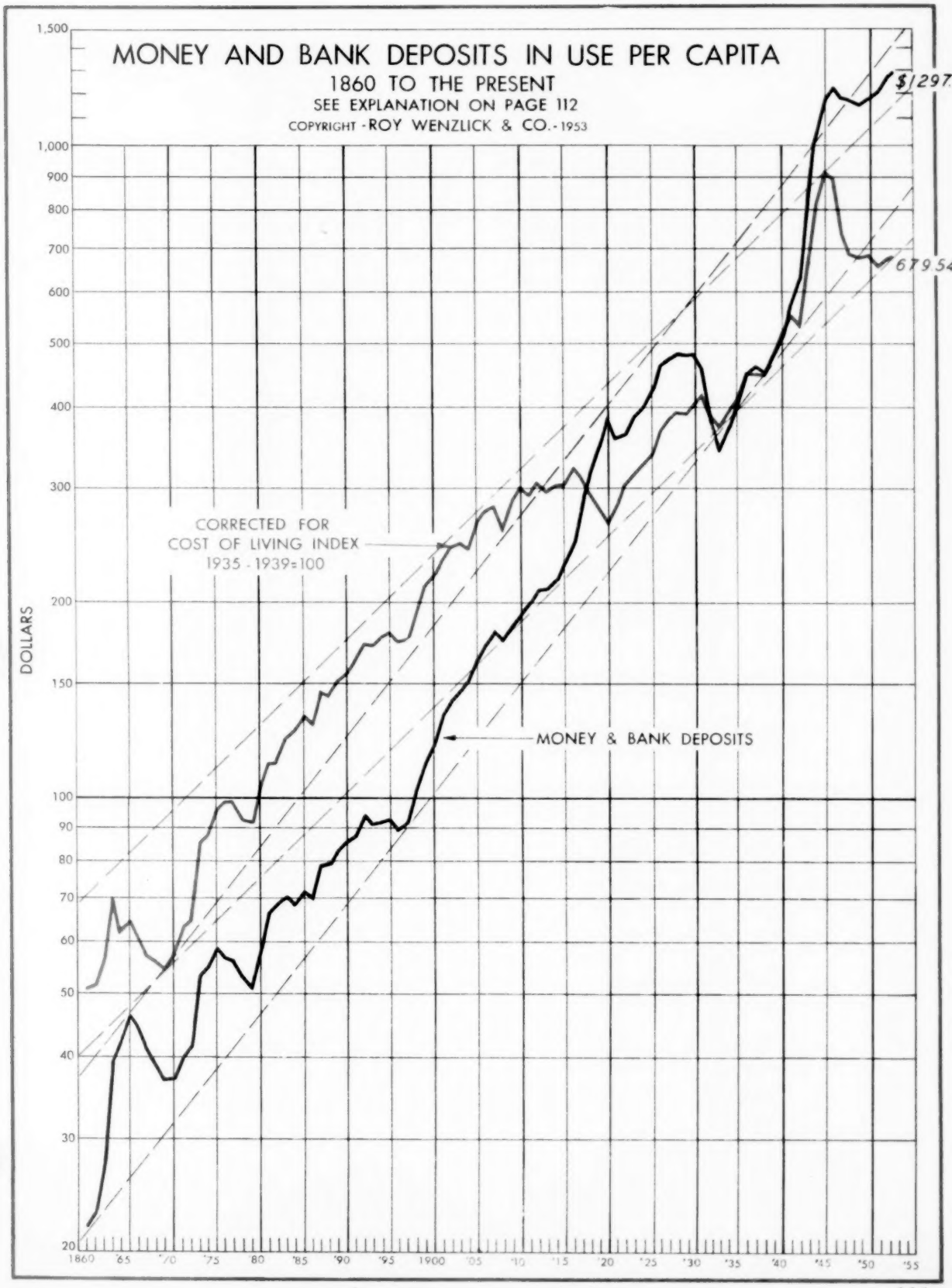
THE chart below shows the estimated number of prefabricated housing units produced each year in the United States from 1946 through 1952. With the exception of the years 1948 and 1949, there has been a general upward movement in the number of new homes produced.

The red line on this chart shows the prefabs as a percentage of the one-family nonfarm homes started. In 1948, it will be noticed that less than 4% of the new homes started were prefabs, in contrast with better than 6-1/4% at the present time.

The very high percentage of prefabricated houses in 1946 and 1947 was due to the fact that prefabricated housing was heavily pushed at that time by the Federal government, and was able to get away to a faster start in a period when relatively little conventional building was being done. As conventional building got under way, however, the unusual percentage of these years dropped, and has only been regained by the continued upward push of the industry.

It seems to us that prefabricated housing will gradually capture a larger and larger percentage of the total homes market, but that the upward movement in this percentage will not be sudden or sharp in the near future. It seems likely that it will be quite a few years before prefabricated housing accounts for 10% of the new housing in American cities.




MONEY AND BANK DEPOSITS IN USE PER CAPITA
1860 TO THE PRESENT
SEE EXPLANATION ON PAGE 112
COPYRIGHT - ROY WENZLICK & CO. - 1953
$1297.25
679.54
CORRECTED FOR
COST OF LIVING INDEX
1935 - 1939=100
MONEY & BANK DEPOSITS
DOLLARS
1,500
1,000
900
800
700
600
500
400
300
200
150
100
90
80
70
60
50
40
30
20
1860
'65
'70
'75
80
'85
'90
'95
1900
'05
'10
'15
'20
'25
'30
'35
'40
'45
'50
'55

INFLATIONARY PRESSURE

THE heavy blue line on the chart on the preceding page shows the money and bank deposits in use per capita from 1860 to the present. The red line shows the same figures corrected for the varying cost of goods and services. The blue dashed lines show the trends on the uncorrected figures, which would indicate that money and bank deposits were close to the upper limits of our trend - hence highly inflationary. The red trend lines, however, show that money and credit is not too excessive in view of the present price level. This would indicate that the inflationary pressures are not nearly so great as they were in 1944, but they have increased since 1950.

SCHOOL TAXES

(cont. from page 98)

The latest report by the Federal Security Agency is well worth reading, and may be obtained (for 35¢) by writing to the Superintendent of Documents. The name of the report is School Facilities Survey, and it is dated December 1952. Based on this report, the total money now needed for new school facilities is $9.7 billion for some 328,000 classrooms covering 713 million square feet (almost 16,500 acres). The average space per classroom is about 2,000 square feet, but this apparent extravagance results from the practice of dividing the entire area of the school, including halls, gyms, cafeterias, and auditoriums by the number of classrooms. The classrooms actually take up about half of the floor area of a school, and are planned to accommodate an average of 29 pupils each. While we are in no position to argue about the average cost of $1,030 per pupil, we do feel that the average cost of $13.60 per square foot is a little steep (for an average figure). We have recently seen nicely designed permanent schools erected for around $8.00 to $9.00 per square foot. We're certainly not attempting to design and price your area's school buildings, but we are trying to pass along a few figures to help you negotiate waters that most people find too swift or too deep.

DALLAS FORECLOSURES

In the January 1953 Real Estate Analyst we showed a foreclosure chart on Dallas which indicated that foreclosures had risen rapidly during 1952. We have subsequently been informed by Dallas sources that this rise consisted largely in the foreclosures of low-priced vacant lots, and is not significant from the standpoint of the general real estate situation. The average dollar amount of these foreclosures has been quite low.